

Fund 340

Housing Assistance Program

Focus

The Housing Assistance Program has been a source of funds for the development of low- and moderate-income housing and support of public improvement projects in low- and moderate-income neighborhoods. In recent fiscal years the primary use of the Fund is to support the Commercial Revitalization Program including staff resources, marketing, consultant services and capital projects. The Fund also supports the Blight Abatement Program. In addition, proceeds from the U.S. Department of Housing and Urban Development (HUD) Section 108 Loan provide for public improvement projects in five of the County's Conservation Areas.

In FY 2006 a General Fund Transfer provides \$2,935,000, an increase of \$2,000,000 from the FY 2005 Adopted Budget Plan including \$935,000 for Commercial Revitalization activities to address current program needs for staffing and other efforts associated with countywide revitalization projects and \$2,000,000 for affordable/workforce housing initiatives and recommendations developed by the Affordable Housing Preservation Action Committee and presented for approval to the FCRHA and the Board of Supervisors.

Changes to FY 2005 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2005 Revised Budget Plan since passage of the FY 2005 Adopted Budget Plan. Included are all adjustments made as part of the FY 2004 Carryover Review and all other approved changes through December 31, 2004:

◆ Carryover Adjustments

\$14,948,484

As part of the *FY 2004 Carryover Review*, the Board of Supervisors approved an increase of \$14,948,484 due to the carryover of unexpended project balances of \$12,939,747, the appropriation of program income of \$8,737 and the appropriation of a \$2,000,000 General Fund Transfer to Fund 340 for Phase II-B improvements on Fort Drive, including land acquisition, utility relocation and construction. FY 2004 revenues increase \$12,421,480 for anticipated proceeds from the U.S. Department of Housing and Urban Development (HUD) reimbursements for Section 108 projects and grant projects, and from the 1988 Bond Referendum for Commercial and Redevelopment Areas bonds.

A Fund Statement, a Summary of Capital Projects, and Project Detail Tables for the capital projects funded in FY 2006 are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project). The Project Detail Tables include project location, description and source of funding and completion schedules.

Fund 340

Housing Assistance Program

FUND STATEMENT

Fund Type H34, Capital Project Funds

Fund 340, Housing Assistance Program

	FY 2004 Actual	FY 2005 Adopted Budget Plan	FY 2005 Revised Budget Plan	FY 2006 Advertised Budget Plan
Beginning Balance	\$1,251,540	\$2,971	\$529,975	\$2,971
Revenue:				
Miscellaneous Revenues	\$8,737	\$0	\$0	\$0
Bond Proceeds ¹	0	0	4,500,000	0
Grant Proceeds	0	0	921,480	0
Section 108 Proceeds	0	0	7,000,000	0
Total Revenue	\$8,737	\$0	\$12,421,480	\$0
Transfer In:				
General Fund (001)	\$935,000	\$935,000	\$2,935,000	\$2,935,000
Total Transfer In	\$935,000	\$935,000	\$2,935,000	\$2,935,000
Total Available	\$2,195,277	\$937,971	\$15,886,455	\$2,937,971
Expenditures:				
Capital Projects ¹	\$1,665,302	\$935,000	\$15,883,484	\$2,935,000
Total Expenditures	\$1,665,302	\$935,000	\$15,883,484	\$2,935,000
Total Disbursements	\$1,665,302	\$935,000	\$15,883,484	\$2,935,000
Ending Balance²	\$529,975	\$2,971	\$2,971	\$2,971

¹ It should be noted that in the Fall of 1988 a Commercial and Development Bond Referendum was approved, of which \$9.7 million was designated for the redevelopment of the Woodley-Nightingale mobile home park. An amount of \$6.37 million remains authorized but unissued for this project.

² Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

Fund 340

Housing Assistance Program

FY 2006 Summary of Capital Projects

Fund: 340 Housing Assistance Program

Project #	Description	Total Project Estimate	FY 2004 Actual Expenditures	FY 2005 Revised Budget	FY 2006 Advertised Budget Plan
003817	Bailey's Community Center	\$119,965	\$40,846.03	\$0.00	\$0
003844	Emergency Housing	578,449	0.00	128,584.80	0
003846	Bailey's Road Improvements	1,395,410	199,451.47	855,079.99	0
003848	Fairhaven Public Improvements	1,864,692	51,028.48	1,442,426.98	0
003875	Island Walk Cooperative	49,997	43,497.00	0.00	0
003884	Chatham Towne	62,350	0.00	62,350.00	0
003905	Gum Springs Public Improvements	2,232,527	22,909.91	418,793.46	0
003907	James Lee Community Center		10,134.58	26,221.20	0
003910	James Lee Road Improvement	352,092	23,605.27	49,272.51	0
003978	Lincolnia Elementary School	7,777,651	0.00	34,584.00	0
013808	Herndon Harbor House Phase I	25,180	0.00	0.00	0
013817	McLean Hills	22,666	0.00	22,666.00	0
013846	Murraygate Village	1,038,750	0.00	0.00	0
013905	Creighton Square/Lockheed Blvd.	53,365	0.00	0.00	0
013912	Stevenson Street	64,863	0.00	0.00	0
013918	Jefferson Manor Public Imp.	6,927,115	23,918.10	3,293,352.55	0
013944	Gum Springs Community Center	9,785	0.00	0.00	0
013948	Little River Glen Phase II	9,384	0.00	0.00	0
013963	Section 108 Loan Issuance Costs		0.00	93,000.00	0
013966	Telegraph Road Property	36,908	0.00	0.00	0
013969	Castellani Meadows	9,875	0.00	0.00	0
014010	Commercial Revitalization		86,760.87	754,612.89	190,000
014020	Stonegate Village Phase II	13,379	0.00	0.00	0
014045	McLean Revitalization	100,000	50,000.00	0.00	0
014047	Lake Anne Reston	50,000	0.00	0.00	0
014048	Revitalization Spot Blight Abatement		(574.50)	409,048.74	0
014050	Herndon Senior Center	55,876	12,497.86	10,229.50	0
014100	Commerce Street Redevelopment	3,333,000	0.00	3,275,407.70	0
014101	Kings Crossing Redevelopment	575,000	15,052.89	547,906.13	0
014102	Gallows Road Streetscape	200,000	0.00	200,000.00	0
014103	Richmond Hwy. Facade Improvements	295,000	60,000.00	181,378.00	0
014104	Revitalization Program Costs		752,767.12	745,000.00	745,000
014115	Sacramento Community Center	712,000	0.00	711,118.36	0
014116	Partnership Programs		0.00	100,000.00	0
014117	Richmond Highway Corridor	100,000	0.00	74,705.00	0
014122	Allen Street	75,000	0.00	75,000.00	0
014125	David R. Pinn Community Center	97,417	77,443.73	0.00	0
014141	Mason District Park - EDI	89,802	17,877.10	3,111.67	0
014156	Merrifield Town Center Urban Park	2,000,000	0.00	2,000,000.00	0
014157	Annandale Façade Imp. Program	100,000	50,360.00	49,640.00	0
014158	Annandale Marketing	40,000	0.00	40,000.00	0
014159	Baileys 7 Corners Streetscape Imp.	150,000	127,726.05	15,410.59	0
014160	Baileys SE Quad. Town Ctr. Comm.	75,000	0.00	75,000.00	0
014161	Revitalization Field Services		0.00	189,583.43	0
014196	Affordable/Workforce Housing Projects		0.00	0.00	2,000,000
Total		\$30,692,498	\$1,665,301.96	\$15,883,483.50	\$2,935,000

Fund 340

Housing Assistance Program

014010	Commercial Revitalization Studies Program
Countywide	Countywide
<p>Description and Justification: This project provides FY 2006 funding of \$190,000 for the continuation of activities initiated in FY 2001, including contracted and/or part-time staffing that provides support as the Department of Housing and Community Development transitions from a primary emphasis on development projects to revitalization activities, marketing materials for countywide revitalization activities, consultant services and training.</p> <p>Funding prior to FY 2001 provided for commercial revitalization and blight abatement efforts to address program needs in conformance with area Comprehensive Plans for seven Revitalization areas: Bailey's Crossroads/Seven Corners, Annandale, Richmond Highway, Lake Anne, Merrifield, Springfield and McLean.</p>	

	Total Project Estimate	Prior Expenditures	FY 2004 Expenditures	FY 2005 Revised Budget Plan	FY 2006 Advertised Budget Plan	Future Years
Land Acquisition		\$4,278	\$0	\$157,799	\$0	\$0
Design and Engineering		697,274	0	0	0	0
Construction		795	0	0	0	0
Other		308,279	86,761	596,814	190,000	0
Total	Continuing	\$1,010,626	\$86,761	\$754,613	\$190,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$190,000	\$0	\$0	\$0	\$190,000

Fund 340

Housing Assistance Program

014104	Revitalization Program Costs
Countywide	Countywide
<p>Description and Justification: In FY 2006, funding in the amount of \$745,000 is provided for staff and administrative costs associated with the continuation of previously approved revitalization projects, and 3/3.0 SYE Merit Regular positions responsible for marketing and business activities associated with revitalization activities. The projects include Commerce Street Redevelopment, a public/private effort to revitalize the Commerce Street area between Old Keene Mill Road and I-95 in Central Springfield; Kings Crossing Development, a public/private project to redevelop the Penn Daw area between the intersection of North Kings Highway and Richmond Highway; Springfield Town Center, a public/private redevelopment project in Central Springfield including an Arts Center, parking, a marketplace, and housing; Annandale Town Center, a public/private development of residential properties; Bailey's Entrepreneurship Center, a location in Bailey's Crossroads area where multi-ethnic merchants from the area can display their goods and merchandise; Merrifield Streetscape, improvements to Gallows Road between Dunn Loring Metro and Route 29; and Mount Vernon Market Place, a location in the Mount Vernon area where merchants from the area can display their goods and merchandise.</p> <p>Staff costs in Fund 940, FCRHA General Operating, will also be reimbursed from this project and will be realized in Fund 940 as revenue. These positions have been responsible for housing development efforts producing financing fee income. However, the Department of Housing and Community Development is transitioning from a sole emphasis on housing development to broaden the scope of activity to include revitalization and redevelopment activities.</p> <p>The 3/3.0 SYE Merit Regular positions are included on the organization chart in the Agency 38, Housing and Community Development General Fund, and are reimbursed from Fund 340 for revitalization related activities. These positions participate in public/private business partnerships, area marketing, real estate marketing, organizational development, graphics and grant activities.</p>	

	Total Project Estimate	Prior Expenditures	FY 2004 Expenditures	FY 2005 Revised Budget Plan	FY 2006 Advertised Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0
Construction		0	0	0	0	0
Other		1,830,762	752,767	745,000	745,000	0
Total	Continuing	\$1,830,762	\$752,767	\$745,000	\$745,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$745,000	\$0	\$0	\$0	\$745,000

Fund 340

Housing Assistance Program

014196	Affordable/Workforce Housing
Countywide	Countywide
Description and Justification: This project provides initial FY 2006 funding of \$2,000,000 for affordable/workforce housing initiatives. On January 24, 2005 the Preservation Action Committee presented a number of recommendations to the Board of Supervisors (BOS). Following staff review, FCRHA and BOS action will be taken to determine the next steps for initiatives within the affordable/workforce housing arena. Initiatives would include working with private for-profit and non-profit organizations to purchase, finance, rehabilitate and preserve existing at-risk affordable and workforce owned and rental housing.	

	Total Project Estimate	Prior Expenditures	FY 2004 Expenditures	FY 2005 Revised Budget Plan	FY 2006 Advertised Budget Plan	Future Years
Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design and Engineering	0	0	0	0	0	0
Construction	0	0	0	0	0	0
Other	Continuing	0	0	0	2,000,000	0
Total	Continuing	\$0	\$0	\$0	\$2,000,000	\$0

Source of Funding				
General Funding	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$2,000,000	\$0	\$0	\$0	\$2,000,000